

2012 Vigo County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Vigo County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Vigo County the average tax bill for all taxpayers increased 5.3%. This tax bill rise was the result of a 3.6% increase in the tax levy of all local government units. Certified net assessed value fell 1.8%. An increase in levies and a fall in certified net assessments caused tax rates to rise in all Vigo tax districts. This resulted in a 3.8% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	5.3%	\$103,016,910	\$3,642,993,114	17.1%
Change		3.6%	-1.8%	3.8%
2011	3.5%	\$99,473,011	\$3,711,371,485	13.3%

Homestead Property Taxes

Homestead property taxes increased 4.5% on average in Vigo County in 2012. Tax rates in all Vigo County tax districts increased. The county average tax rate rose by 5.5%. More homesteads reached their tax caps, which reduced the average homestead tax bill increase below the rate hike. The percentage of Vigo County homesteads at their tax caps rose from 17.6% in 2011 to 21.2% in 2012.

Net Tax Bill Changes - All Property Types

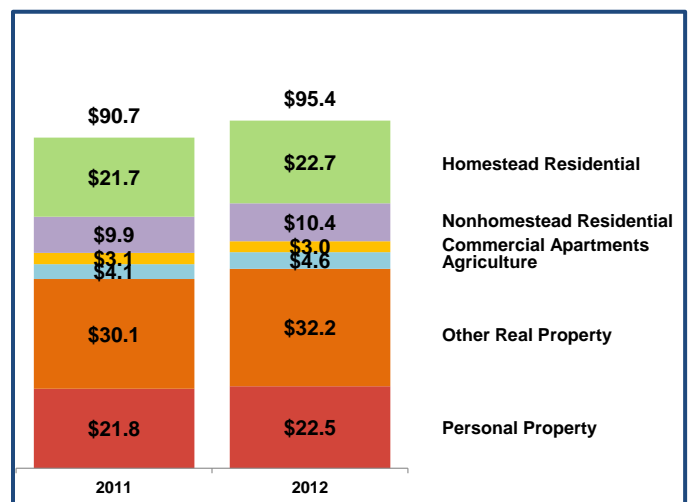
The largest part of Vigo County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and equipment (personal property) and by homeowners. Net tax bills for all taxpayers increased 5.3% in Vigo County in 2012. Net taxes were much higher for agricultural property and higher for all other property categories except commercial apartments. Net taxes on commercial apartments fell slightly.

Comparable Homestead Property Tax Changes in Vigo County

	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	18,840	71.8%
No Change	1,724	6.6%
Lower Tax Bill	5,661	21.6%
Average Change in Tax Bill	4.5%	
Detailed Change in Tax Bill		
20% or More	2,442	9.3%
10% to 19%	2,979	11.4%
1% to 9%	13,419	51.2%
0%	1,724	6.6%
-1% to -9%	3,561	13.6%
-10% to -19%	1,056	4.0%
-20% or More	1,044	4.0%
Total	26,225	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all Vigo County tax districts. The average tax rate rose by 5.5%, because a levy increase was not offset by increases in certified net assessed value.

Levies in Vigo County increased by 3.6%. The largest levy increase was in the Terre Haute Sanitary unit, due to an increase in the special sanitary debt service fund. The city of Terre Haute had decreases in its cemetery, cumulative capital development, and transportation funds.

Vigo County's total net assessed value increased 2.4% in 2012. Agricultural net assessments rose 10.1%. Other assessed values rose by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$2,755,414,653	\$2,801,288,110	1.7%	\$1,052,007,515	\$1,084,023,096	3.0%
Other Residential	593,298,800	610,160,400	2.8%	590,176,168	605,257,392	2.6%
Ag Business/Land	226,105,100	249,361,900	10.3%	225,680,610	248,564,742	10.1%
Business Real/Personal	2,692,090,437	2,727,694,301	1.3%	2,035,564,442	2,059,459,831	1.2%
Total	\$6,266,908,990	\$6,388,504,711	1.9%	\$3,903,428,735	\$3,997,305,061	2.4%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Vigo County were \$18.6 million, or 17.1% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Vigo County's tax rates were higher than the state average.

More of the total tax cap credits were in the 3% business real and personal property category, but there was almost as much in the 2% nonhomestead/farmland category and a sizable amount in the 1% homestead category, as well. The largest percentage losses were in the city of Terre Haute, the town of West Terre Haute, and Harrison Township, where district tax rates were well above \$3 per \$100 assessed value. The largest dollar losses were in the city of Terre Haute, the Vigo County School Corporation, and the county unit.

Tax Cap (Circuit Breaker) Credits by Category

Tax cap credits increased in Vigo County in 2012 by \$4.7 million, or 33.7%. The percentage of the levy lost to credits rose by 3.8%. There were no major changes in state policy to affect tax cap credits in 2012. Vigo County credits increased mainly because all district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$3,096,051	\$4,036,550	\$940,499	30.4%
2%	5,386,366	7,020,674	1,634,308	30.3%
3%	5,294,638	7,348,702	2,054,065	38.8%
Elderly	145,556	207,552	61,997	42.6%
Total	\$13,922,610	\$18,613,478	\$4,690,868	33.7%
% of Levy	13.3%	17.1%		3.8%

Vigo County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	127,368,502	98,329,769	99,042,059	99,473,011	103,016,910	-22.8%	0.7%	0.4%	3.6%
State Unit	96,410	0	0	0	0	-100.0%			
Vigo County	27,645,613	25,349,846	25,406,883	26,276,510	26,641,209	-8.3%	0.2%	3.4%	1.4%
Fayette Township	80,600	81,252	85,613	90,288	93,124	0.8%	5.4%	5.5%	3.1%
Harrison Township	567,449	595,999	617,595	630,685	652,359	5.0%	3.6%	2.1%	3.4%
Honey Creek Township	33,285	34,598	35,892	36,458	37,875	3.9%	3.7%	1.6%	3.9%
Linton Township	44,071	50,537	52,532	53,570	55,479	14.7%	3.9%	2.0%	3.6%
Lost Creek Township	90,279	95,228	98,718	100,869	100,863	5.5%	3.7%	2.2%	0.0%
Nevins Township	55,680	55,849	57,171	58,031	57,714	0.3%	2.4%	1.5%	-0.5%
Otter Creek Township	221,038	212,220	217,096	213,457	215,177	-4.0%	2.3%	-1.7%	0.8%
Pierson Township	89,036	78,580	67,910	66,883	69,261	-11.7%	-13.6%	-1.5%	3.6%
Prairie Creek Township	41,181	14,004	16,371	16,917	17,014	-66.0%	16.9%	3.3%	0.6%
Prairieton Township	13,689	14,320	14,882	15,145	15,710	4.6%	3.9%	1.8%	3.7%
Riley Township	22,143	23,589	24,502	24,900	25,794	6.5%	3.9%	1.6%	3.6%
Sugar Creek Township	189,585	198,799	206,437	210,510	217,757	4.9%	3.8%	2.0%	3.4%
Terre Haute Civil City	27,461,719	26,549,975	27,618,996	28,424,624	28,207,081	-3.3%	4.0%	2.9%	-0.8%
Riley Civil Town	16,564	17,647	18,196	18,721	19,371	6.5%	3.1%	2.9%	3.5%
Seelyville Civil Town	49,255	51,757	53,803	54,847	55,001	5.1%	4.0%	1.9%	0.3%
West Terre Haute Civil Town	423,205	450,109	443,890	479,907	481,400	6.4%	-1.4%	8.1%	0.3%
Vigo County School Corp	53,853,106	27,870,570	27,102,357	27,389,922	27,828,825	-48.2%	-2.8%	1.1%	1.6%
Vigo County Public Library	4,631,705	4,820,393	5,003,457	5,188,497	5,336,985	4.1%	3.8%	3.7%	2.9%
Terre Haute Sanitary	8,071,997	7,776,807	7,723,942	5,613,489	8,322,914	-3.7%	-0.7%	-27.3%	48.3%
Hulman Field Airport	1,144,871	1,190,837	1,244,551	1,302,692	1,344,265	4.0%	4.5%	4.7%	3.2%
Honey Creek Fire Protection	1,517,727	1,787,364	1,816,969	1,857,994	1,873,321	17.8%	1.7%	2.3%	0.8%
New Goshen Fire Protection District	125,010	124,029	113,116	120,498	121,549	-0.8%	-8.8%	6.5%	0.9%
Lost Creek Fire Protection District	87,039	90,710	92,941	98,061	98,316	4.2%	2.5%	5.5%	0.3%
Prairieton Fire Protection District	61,487	64,191	201,829	203,171	208,900	4.4%	214.4%	0.7%	2.8%
Riley Fire Protection District	264,596	324,888	333,359	423,347	432,727	22.8%	2.6%	27.0%	2.2%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0				
Sugar Creek Township Fire District	470,162	405,671	373,051	503,018	486,919	-13.7%	-8.0%	34.8%	-3.2%
Vigo County Redevelopment Commission	0	0	0	0	0				
Terre Haute Redevelopment Commission	0	0	0	0	0				

Vigo County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
84001	Fayette Township	1.7197	--	--	--	--	--	--	1.7197
84002	Terre Haute City-Harrison Twp	3.7269	--	--	--	--	--	--	3.7269
84003	Honey Creek Township	1.9515	--	--	--	--	--	--	1.9515
84004	Honey Creek Township-Sanitary	2.2877	--	--	--	--	--	--	2.2877
84005	Terre Haute City-Honey Creek Twp	3.6804	--	--	--	--	--	--	3.6804
84006	Linton Township	1.7524	--	--	--	--	--	--	1.7524
84007	Lost Creek Township	1.7707	--	--	--	--	--	--	1.7707
84008	Lost Creek Township-Sanitary	2.1069	--	--	--	--	--	--	2.1069
84009	Terre Haute City-Lost Creek Twp	3.7067	--	--	--	--	--	--	3.7067
84010	Seelyville Town	2.3783	--	--	--	--	--	--	2.3783
84011	Nevins Township	1.7765	--	--	--	--	--	--	1.7765
84012	Otter Creek Township	1.7550	--	--	--	--	--	--	1.7550
84013	Otter Creek Township-Sanitary	2.0912	--	--	--	--	--	--	2.0912
84014	Terre Haute City-Otter Creek Twp	3.6917	--	--	--	--	--	--	3.6917
84015	Pierson Township	1.7618	--	--	--	--	--	--	1.7618
84016	Prairie Creek Township	1.9717	--	--	--	--	--	--	1.9717
84017	Prairieton Township	1.9763	--	--	--	--	--	--	1.9763
84018	Riley Township	2.0225	--	--	--	--	--	--	2.0225
84019	Riley Township-Sanitary	2.3587	--	--	--	--	--	--	2.3587
84020	Riley Town	2.3539	--	--	--	--	--	--	2.3539
84021	Sugar Creek Township	2.0674	--	--	--	--	--	--	2.0674
84022	West Terre Haute Town	3.6181	--	--	--	--	--	--	3.6181
84023	Terre Haute City - Riley Twp	3.6952	--	--	--	--	--	--	3.6952
84024	Linton Township - Sanitary	2.3013	--	--	--	--	--	--	2.3013
84025	Fayette New Goshen Fire	1.7940	--	--	--	--	--	--	1.7940

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Vigo County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	4,027,821	6,984,267	6,737,754	206,771	17,956,612	103,016,910	17.4%
<i>TIF Total</i>	8,729	36,408	610,948	782	656,866	5,926,348	11.1%
<i>County Total</i>	4,036,550	7,020,674	7,348,702	207,552	18,613,478	108,943,258	17.1%
Vigo County	874,348	1,429,563	1,327,186	50,378	3,681,476	26,641,209	13.8%
Fayette Township	13	0	0	35	49	93,124	0.1%
Harrison Township	22,166	78,432	64,927	1,873	167,398	652,359	25.7%
Honey Creek Township	876	820	2,067	29	3,793	37,875	10.0%
Linton Township	40	2	0	49	91	55,479	0.2%
Lost Creek Township	15,296	5,190	1,703	220	22,408	100,863	22.2%
Nevins Township	112	0	0	214	326	57,714	0.6%
Otter Creek Township	246	1,119	3	481	1,848	215,177	0.9%
Pierson Township	140	0	0	25	165	69,261	0.2%
Prairie Creek Township	7	0	0	7	13	17,014	0.1%
Prairieton Township	20	0	0	46	66	15,710	0.4%
Riley Township	1,221	183	96	76	1,576	25,794	6.1%
Sugar Creek Township	655	5,959	4,163	331	11,109	217,757	5.1%
Terre Haute Civil City	1,514,976	2,851,654	2,956,903	64,882	7,388,415	28,207,081	26.2%
Riley Civil Town	0	741	0	21	762	19,371	3.9%
Seelyville Civil Town	39	2,296	0	131	2,467	55,001	4.5%
West Terre Haute Civil Town	1,279	61,535	53,711	1,007	117,532	481,400	24.4%
Vigo County School Corp	913,325	1,493,291	1,386,350	52,624	3,845,589	27,828,825	13.8%
Vigo County Public Library	175,157	286,382	265,873	10,092	737,503	5,336,985	13.8%
Terre Haute Sanitary	390,673	638,632	598,501	17,384	1,645,190	8,322,914	19.8%
Hulman Field Airport	44,118	72,133	66,967	2,542	185,760	1,344,265	13.8%
Honey Creek Fire Protection	49,652	38,993	0	1,576	90,221	1,873,321	4.8%
New Goshen Fire Protection District	64	0	0	96	160	121,549	0.1%
Lost Creek Fire Protection District	1,360	1,210	0	318	2,887	98,316	2.9%
Prairieton Fire Protection District	165	0	0	321	486	208,900	0.2%
Riley Fire Protection District	20,408	2,816	0	1,275	24,498	432,727	5.7%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0	0	
Sugar Creek Township Fire District	1,464	13,317	9,303	739	24,824	486,919	5.1%
Vigo County Redevelopment Commission	0	0	0	0	0	0	
Terre Haute Redevelopment Commission	0	0	0	0	0	0	
TIF - Terre Haute Harrison	4,646	25,336	435,921	0	465,903	2,701,633	17.2%
TIF - Honey Creek Township	0	0	0	0	0	0	
TIF - Lost Creek Township	0	0	0	0	0	10,876	0.0%
TIF - Lost Creek San Township	10	372	0	0	382	19,989	1.9%
TIF - TH Lost Creek	610	9,534	171,278	0	181,422	943,502	19.2%
TIF - Riley Township	3,463	92	0	782	4,337	103,678	4.2%
TIF - Riley San Township	0	550	0	0	550	10,162	5.4%
TIF - West Terre Haute Town	0	0	379	0	379	2,217	17.1%
TIF - TH Riley	0	523	3,370	0	3,893	37,400	10.4%
TIF - Linton San Township	0	0	0	0	0	2,096,891	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.